

Heritage Statement

Costa Coffee - 1 Victoria Station Approach, Manchester M3 1WY

1. **Site Address**

Costa Coffee. 1 Victoria Station Approach, Manchester M3 1WY

2. **Is the application site (identify all that are applicable):**

Heritage Asset	Yes
A listed building (Grade II, Grade II* or Grade I)	☒
Within a conservation area	☐
A scheduled ancient monument	☐

3. **The [significance](#) of the heritage asset(s)**

What makes the heritage asset(s) special? Please describe each asset, including its age, architectural style, materials, features of interest, history etc and how these contribute to significance. If the building is listed, this may include both internal and external features. Where appropriate, you should also identify contribution of setting to significance. Photographs, archival materials (such as historic plans) may assist with this and should be appended, where relevant.

Official list entry

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1254725

Date first listed:

20-Jun-1988

Date of most recent amendment:

06-Jun-1994

List Entry Name:

VICTORIA STATION INCLUDING CONCOURSE TO REAR WITH RESTAURANT AND BOOKING HALL

Statutory Address 1:

VICTORIA STATION INCLUDING CONCOURSE TO REAR WITH RESTAURANT AND BOOKING HALL, VICTORIA STATION APPROACH

The scope of legal protection for listed buildings

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries

Corrections and minor amendments

Location

Statutory Address:

VICTORIA STATION INCLUDING CONCOURSE TO REAR WITH RESTAURANT AND BOOKING HALL, VICTORIA STATION APPROACH

The building or site itself may lie within the boundary of more than one authority.

District:

Manchester (Metropolitan Authority)

Parish:

Non Civil Parish

National Grid Reference:

SJ 83872 98995

Details

MANCHESTER

SJ8398NE VICTORIA STATION APPROACH 698-1/26/425 (North East side) 20/06/88
Victoria Station including concourse to rear with restaurant and booking hall
(Formerly Listed as: VICTORIA STATION APPROACH Canopy at front of Victoria Station)

GV II

Railway station. Original block to Hunt's Bank Approach, 1844, for the Manchester and Leeds Railway Company (also used by the Liverpool and Manchester Railway Company), altered and greatly enlarged 1909 by William Dawes for the Lancashire and Yorkshire Railway Company; altered. Sandstone ashlar office blocks with slate roofs; cast-iron train sheds with slate and glazed roofs. Office blocks form L-plan, the original building on a north-east/south-west axis, and the much larger addition at right-angles to its north end. 1844 block in Italianate manner, now 2 storeys (originally one storey) and 7 bays wide, with square-headed doorways to left and right, arcaded windows to both floors of the centre, other windows with architraves and cornices. 1909 block in neo-Baroque style, 4 storeys and 31 bays plus rounded corner at south-east end; with channelled rustication to ground and 1st floors, pilasters to 2nd and 3rd floors, moulded cornice, and balustraded parapet interrupted by wide segmental open pediments over the 2nd, 6th, 19th and 29th bays, and upstands with clocks over the 4th bay and the curved corner. Round-headed windows and doorways to ground floor protected by delicate iron

and glass canopy displaying names of one-time destinations in Art Nouveau lettering; windows to upper floors mostly square-headed and mullioned, but including oriels at 2nd and Venetian windows at 3rd floor of the pedimented bays. Fine surviving interiors to this part, including panelled booking hall, restaurant with stained glass dome and mosaic lettering, bookstall with mosaic decoration, map of Lancashire and Yorkshire railway system in tilework, etc.

Listing NGR: SJ8387298995

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

457831

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

4. The proposed works

What works are you planning to do to the heritage asset or the surrounding area? For listed buildings, please include both internal and external works, if relevant.

Like for like repairs and a new non-illuminated projecting sign

5. Impact on significance

How will the proposals impact on the significance of the heritage asset(s) and/or their settings? Please discuss the impact of the proposals including for example impact on architectural detail, historic fabric, plan form, change of relationship with neighbouring buildings etc. What is the impact on views, the character or townscape of the wider area? Explain how have any harmful impacts been avoided or [mitigated](#), including alternative options considered? Where harm is identified, what is the level of harm (substantial or less than substantial)?

Projection sign affixed to existing building to match existing signage mounted adjacent to the existing Costa Coffee shop.

6. Enhancement and Public Benefits (where applicable)

Please describe how the proposals have been designed to enhance or better reveal the significance of the asset e.g. removal of later unsympathetic alteration. Where harm is identified, will there be any [public benefit](#) as a result of the works?

We are proposing a non-illuminated heritage style projecting sign to be a sympathetic to the existing building.

7. Other

Use this space to provide any other useful information, for example details of relevant planning history and consultation undertaken or links to other relevant information and statements submitted, including your sustainable design statement.